

# D-4/1-LATE BACKUP

October 9, 2020

To Whom it may concern:

My name is Terry Barnes and I am the current President of Rob Roy on the Lake Owners Association Inc which is the homeowners entity for my subdivision. I also served on this hoa board in the late 1990's and my wife served on the architectural review committee. We purchased our lot at 1409 N Weston Ln which touches Lake Austin in August 1994 and construction of our home did not begin until 1997. In order to get to our new home lot from Rollingwood we would drive Bee Caves Rd through Rollingwood, all of Westlake Hills and beyond loop 360. Bee Caves rd at that time West of 360 was an unassuming 2 lane country road. The impression was that we had left the bounds of the city limits of Austin and our subdivision was a subdivision in the country, this is what we were looking for and thought we had purchased. Evidence further support this believe during purchase closing as there was no taxation by the City of Austin. Everyone along the water in our subdivision were not being taxed by the City of Austin.

Our HOA's architectural review committee would issue packets to owners seeking approval of building plans, the checklist within these packets only directed the owners to the county for a building permit or exception. Suffice to say that everyone that owned out here in Rob Roy on the Lake Section One and Section Two believed that no permits were necessary to be pulled from the City of Austin during the 1980's and 1990's. My inquiry to the City staff in about the year 2000 as to just where the City limit boundary was resulted in a mixed bag of answers. From it's where the water touches or it's a contour line or it's a arbitrary line drawn along the bank or it's so many feet from the center line of the lake or it's so many feet from the bank of the lake. I was unable to obtain an answer. I didn't learn of "LA" zoning reaching in from a contour line along the shores of Lake Austin until my research in 2006 to oppose a PUD application by the Pier property owners just upstream.

We weren't being taxed by Austin, City Staff couldn't define where the city limits were on my lot if at all, residents where instructed by the HOA to only pull permits from the County and we all felt as a neighborhood that we had left the bounds of any city's rules.

Respectfully,



Terry A. Barnes

Rob Roy on the Lake Owners Association Inc

# D-4/2-LATE BACKUP

To whom this may concern,

I am writing as an owner within RobRoy on the Lake and nearby neighbor to the Goodwins at 1201 N. Weston Ln. The Goodwins have always been a good steward of the neighborhood as well as Lake Austin. Please consider this letter my support in favor of a variance to the impervious coverage, ("IC"), issue, which was unknowingly created several decades ago. After further research into the applicant's plans for the creation of a rain garden, I believe this a reasonable compromise within the intent of the IC regulations and is more than a net gain for the city and its water source.

Should you have any further questions, please do not hesitate to contact me via email at [REDACTED] or via cell at 432-638-4200.

Respectfully,

Nick McClure  
1201 N. Weston Ln.

# D-4/3-LATE BACKUP

November 9, 2020

City of Austin  
Planning & Development Services  
PO Box 1088  
Austin, TX 78701

***Re: 1209 North Weston Lane; June Goodwin, Property Owner/Applicant***

Ladies and Gentlemen,

The purpose of this letter is to provide you information regarding the application of regulatory authority in the Rob Roy on the Lake, Section 1 Subdivision. This subdivision application was filed in 1982 and the plat was recorded in 1983. Homes began being built in late 1983 and early 1984. There are 83 lots in the subdivision.

I was President of the HOA for two terms in the late 90's. Thereafter, I assumed the role of Chair of the Architectural Control Committee, a position that I held until I sold my house in the subdivision in 2014. I was very familiar with the permitting status of new home and remodel home construction during that period.

There are approximately 13 lots in the subdivision with frontage on Lake Austin. There are several other lots up the hill from the dead end of Weston Lane that, while not being on Lake Austin, are within 500' of the 504.9 contour line which historically was the limit of the City's jurisdiction. None of the original homes built on Lake Austin were built with City building permits. Furthermore, the City of Austin Water and Wastewater Utility did not review and approve on-site sewage facility permits for these homes. This was done by Travis County.

I am now aware that the City of Austin adopted a limited purpose annexation in May of 1982 that extended 500' from the 504.9 contour line and would encompass all of the lots in the subdivision that have frontage on Lake Austin and several of up the hill from the shoreline properties. I am aware that sometime several years after the year 2000 when the first original home on Lake Austin was demolished for construction of a new home that the City of Austin asserted its' limited purpose zoning jurisdiction and required a building permit. Thereafter the City consistently required building permits for any remodel home that was within the 500' limited purpose annexation.

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The Goodwin Home is an original home built at 1209 North Weston Lane. It was not built with a City of Austin building permit consistent with the City's non-assertion of regulatory authority and control over the property in the 1980's and 1990's.

Sincerely,

Terrence L. Irion

TLI:kc